

MEETINGS TO DATE 30
NO. OF REGULARS 19
NO. OF SPECIALS 11

LANCASTER, NEW YORK
OCTOBER 19, 1988

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 19th day of October 1988 at 9:00 P.M. and there were

PRESENT: STANLEY JAY KEYSA, SUPERVISOR
RONALD A. CZAPLA, COUNCILMAN
ROBERT H. GIZA, COUNCILMAN
DONALD E. KWAK, COUNCILMAN
JOHN T. MILLER, COUNCILMAN
ANTHONY FRANJOINE, PLANNING BOARD MEMBER
JOHN P. GOBER, PLANNING BOARD MEMBER
GEORGE E. O'NEIL, PLANNING BOARD MEMBER
MELVIN H. SZYMANSKI, PLANNING BOARD MEMBER
MILDRED WHITTAKER, PLANNING BOARD MEMBER

ABSENT: DONNA G. STEMPNIAK, PLANNING BOARD CHAIRMAN
JOHNSTON N. REID, JR. PLANNING BOARD MEMBER

ALSO PRESENT: ROBERT P. THILL, TOWN CLERK
ROBERT L. LANEY, BUILDING INSPECTOR

PURPOSE OF MEETING:

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for a State Environmental Quality Review of the proposed Roseland Subdivision off Steinfeldt Road, near Erie Street.

IN THE MATTER OF THE SEQR REVIEW OF PROPOSED ROSELAND SUBDIVISION

The joint boards then proceeded with the Environmental Assessment on the proposed Roseland Subdivision matter with an item for item review and discussion of the project impact and magnitude as outlined on an Full Environmental Assessment Form Part 2 which was provided to each member. A preliminary set of drawings dated October 19, 1988, prepared by Bissell, were provided to each member.

THE FOLLOWING RESOLUTION WAS OFFERED
BY PLANNING BOARD MEMBER GOBER, WHO
MOVED ITS ADOPTION, SECONDED BY
COUNCILMAN GIZA, TO WIT:

RESOLVED, that the following Negative Declaration be adopted:

**NOTICE OF DETERMINATION
PROPOSED ROSELAND SUBDIVISION
NEGATIVE DECLARATION**

PLEASE TAKE NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described proposed action, which was a Type 1 action, through its designated Municipal Review Committee, and that committee having found no significant environmental impact, the lead agency, now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY

Town of Lancaster
21 Central Avenue
Lancaster, New York 14086
Nicholas LoCicero, Deputy Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed subdivision is of a parcel involving approximately 34.4 acres.

The location of the premises being reviewed is on the west side of Steinfeldt Road, south of Erie Street.

REASONS SUPPORTING DETERMINATION

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of at least four (4) members of the Town Board of the Town of Lancaster together with at least three (3) members of the Planning Board of the Town of Lancaster, has found the proposed action impacts to be as follows:

1. The proposed action will result in a small to moderate physical change to the project site. **Be it noted** that a flood plain detention area is proposed for the southeast corner of the development touching lot numbers 1, 2, 3, 4, 5, 6, 7 and 8.
2. The proposed action will not effect any unique or unusual land forms found on the site.
3. The proposed action will not affect any water body designated as protected.
4. The proposed action will not affect any non-protected existing or new body of water.
5. The proposed action will have a small to moderate effect upon surface or groundwater quality or quantity. **Be it noted** that Health Department approval of the water distribution system is required; also, some siltation will occur during construction only.
6. The proposed action will have a small to moderate effect on drainage flow patterns or surface water runoff. **Be it noted** that a detention facility is planned. Also, that an existing flood plain is to be cleared of brush but not diminished in capacity. The developer must provide to the Town of Lancaster a 20 foot right of way drainage easement for entrance to the detention facility.

7. The proposed action will not affect air quality.
8. The proposed action will not affect any threatened or endangered species.
9. The proposed action will not substantially affect non-threatened or endangered species.
10. The proposed action will not affect agricultural land resources.
11. The proposed action will have a small to moderate effect upon aesthetic resources.
12. The proposed action will not impact any site or structure of historic, pre-historic or paleontological importance.
13. The proposed action will not affect the quantity or quality of existing or future open spaces or recreational opportunities.
14. The proposed action will have a small to moderate effect on existing transportation systems. **Be it noted** that private road access must be maintained at all times during construction.
15. The proposed action will have a small to moderate effect on the community's sources of fuel or energy supply. **Be it noted** that there is a need to plan for availability of water, sewer and gas taps to exception properties.
16. There will be no objectional odors, noise, or vibration as a result of this proposed action.
17. The proposed action will not affect public health and safety.
18. The proposed action will have a small to moderate effect on the character of the existing community.
19. There is not, or is there likely to be, public controversy related to potential adverse environmental impacts.

October 19, 1988

s/s _____
Stanley Jay Keysa, Supervisor
Town of Lancaster

and,

BE IT FURTHER

RESOLVED, that the Supervisor of the Town of Lancaster be and is here by authorized to execute a "Negative Declaration" Notice of Determination of Non-Significance in this matter, and

BE IT FURTHER

RESOLVED, that the Town Attorney's Office prepare and file a "Negative Declaration" Notice of Determination of Non-Significance in this matter with the petitioner and with all required New York State and Erie County agencies, filing a copy of the letter of transmittal and "Negative Declaration" with the Town Clerk.

The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call which resulted as follows:

SUPERVISOR KEYSA	VOTED YES
COUNCILMAN GIZA	VOTED YES
COUNCILMAN CZAPLA	VOTED YES
COUNCILMAN KWAK	VOTED YES
COUNCILMAN MILLER	VOTED YES
PLANNING BOARD CHAIR, STEMPIAK	WAS ABSENT
PLANNING BOARD MEMBER FRANJOINE	VOTED YES
PLANNING BOARD MEMBER GOBER	VOTED YES
PLANNING BOARD MEMBER O'NEIL	VOTED YES
PLANNING BOARD MEMBER REID	WAS ABSENT
PLANNING BOARD MEMBER SZYMANSKI	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	VOTED YES

The Notice of Determination was thereupon unanimously adopted.

October 19, 1988

ON MOTION DULY MADE, SECONDED AND CARRIED, by voice vote, the joint meeting was adjourned at 9:55 P.M.

Signed

Robert P. Thill

Robert P. Thill, Town Clerk